

25-41SP & 25-72DA
FLAGSHIP MOB #1

General Information

Address:	2695 Curry Lane
Request:	SP: Development of a medical office building DA: 9'x18' parking spaces on a portion of the site
Owner:	Thorn Baccich, Flagship Healthcare Properties
Agent:	Sydney Thornton, VHB
Parcel ID:	0387120003
Parcel Size:	5.0± acres
Future Land Use:	Institutional Professional
Zoning:	Office, Professional and Institutional
Comprehensive Plan Neighborhood:	Pinebrook
Application Date:	SP: September 29, 2025 DA: October 24, 2025



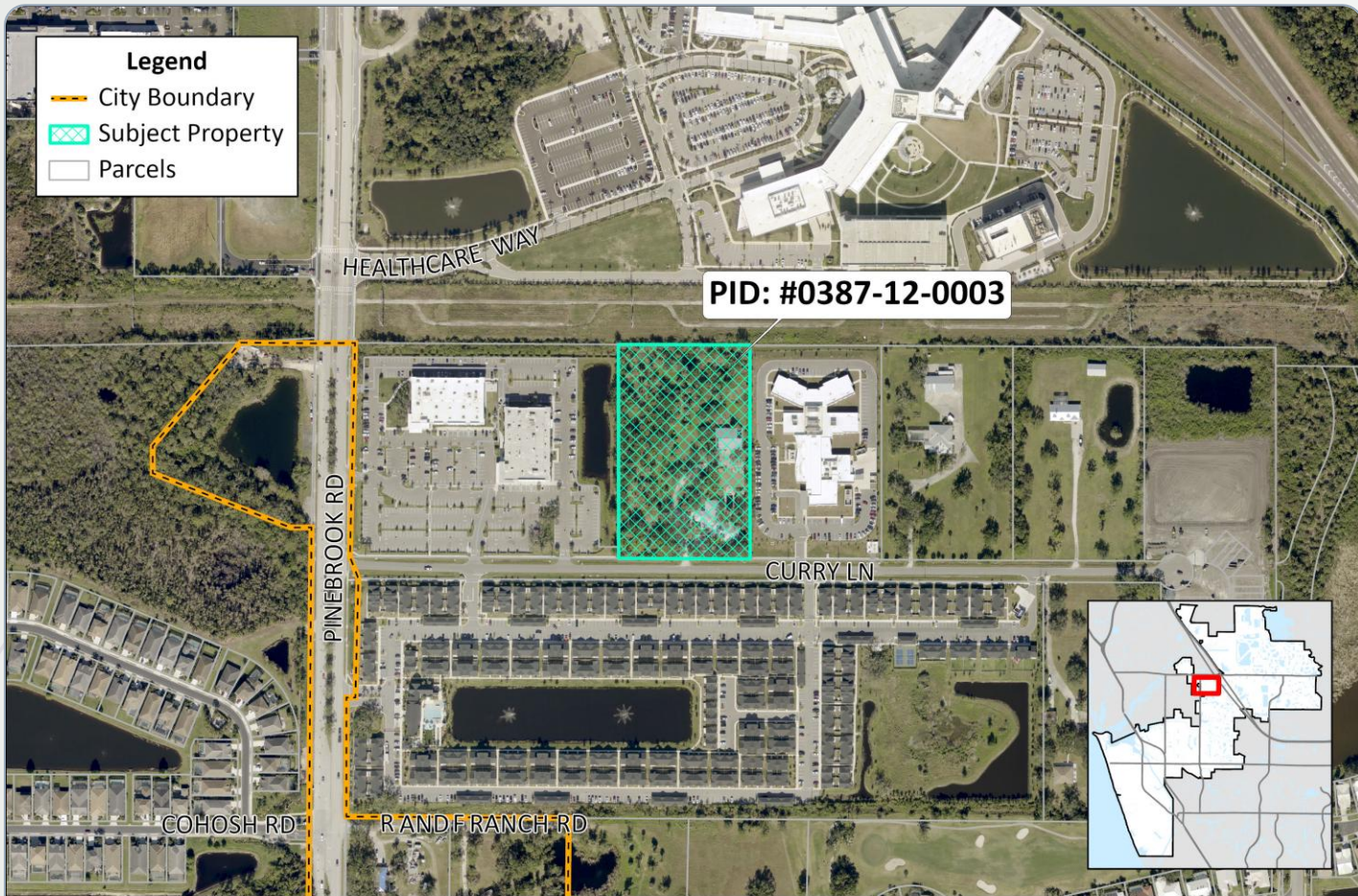
Project Description

- ▶ SP: Three-story, 54,222 square-foot medical office building
 - ▶ Granted a height exception (25-43HE) on September 23, 2025 for up to 43.33 feet – consistent with current proposal
 - ▶ Will provide outpatient medical care in growing healthcare area of Pinebrook Neighborhood
- ▶ DA: Section 87-3.6.5.B.1 permits request for parking space dimensions other than 10' wide by 18' long
 - ▶ Proposing some 9'x18' parking spaces (39% of total parking, excluding handicap spaces) to meet requirements for number of spaces and meet expected demand for the use
 - ▶ Remaining 61% of spaces would be 10'x18'
 - ▶ No other code modifications required to accomplish proposed site plan



ELEVATIONS

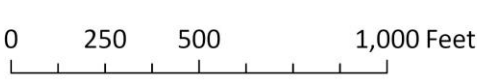




Aerial Map



Flagship MOB 1
Aerial Map





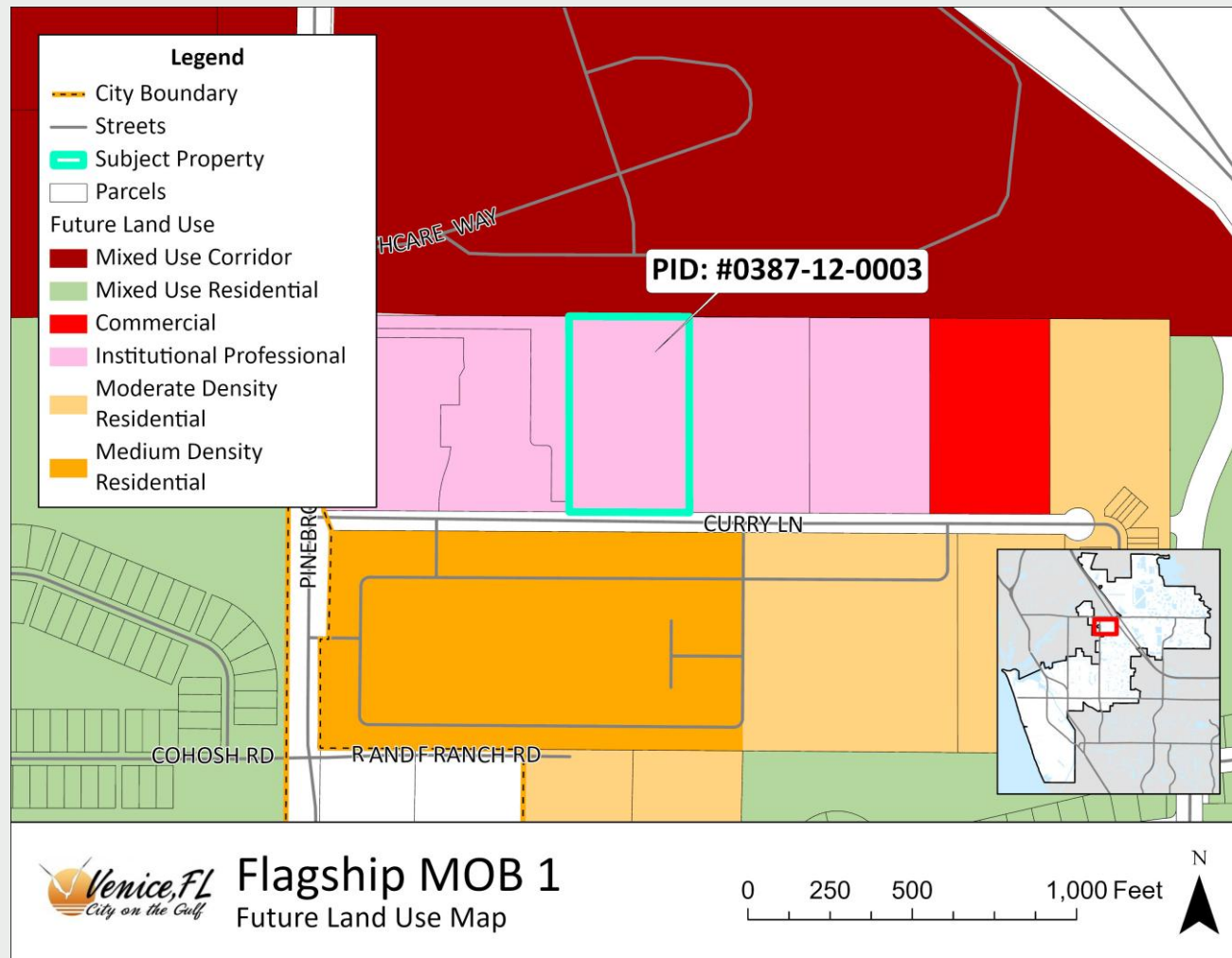
EXISTING CONDITIONS

Site Photographs, Future Land Use Map, Zoning Map, Surrounding Land Uses

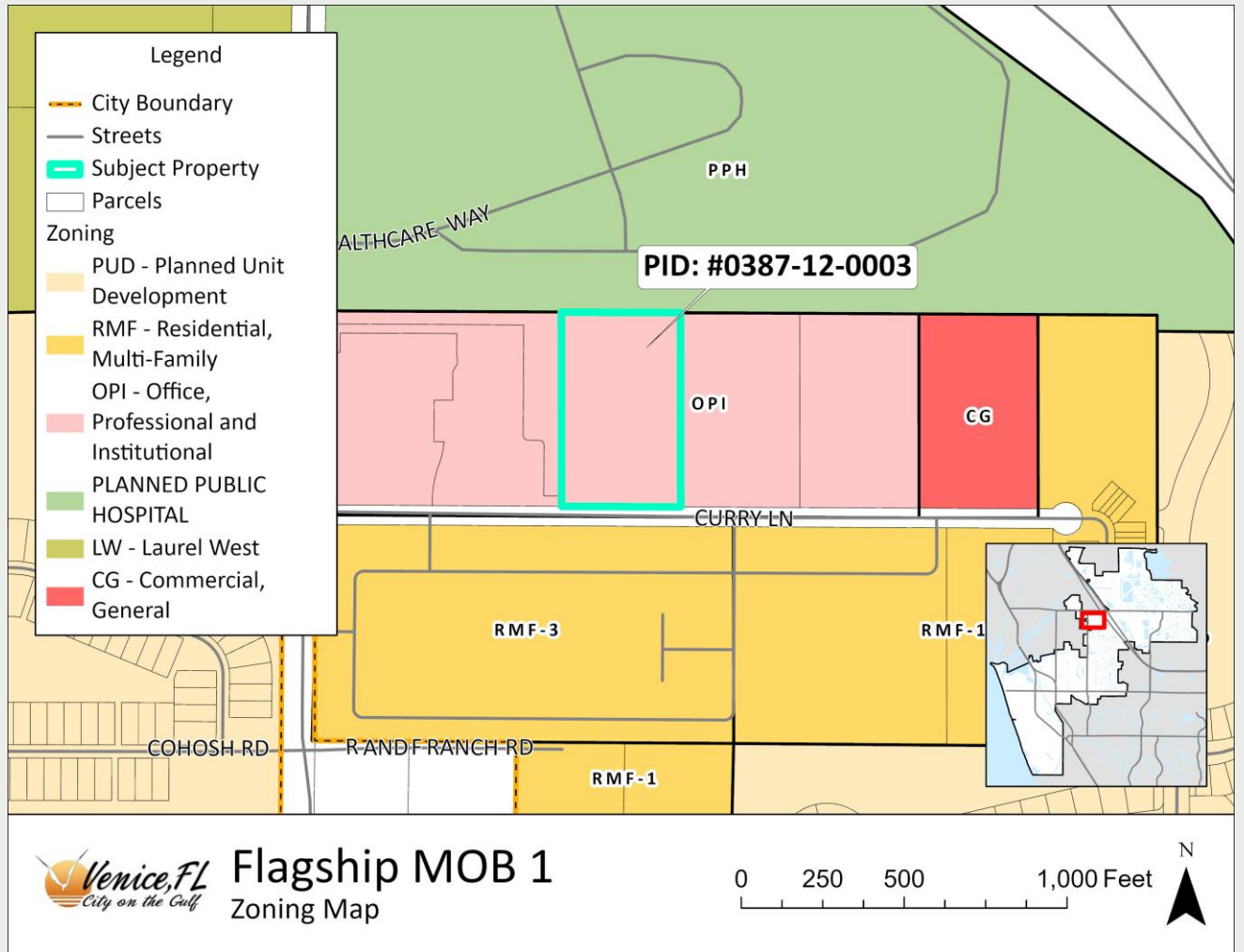


SITE PHOTOGRAPHS

FUTURE LAND USE MAP



ZONING MAP






Surrounding Land Uses

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Sarasota Memorial Hospital	Mixed Use Corridor	Planned Public Hospital
South	The Sophia	Medium Density Residential	Residential, Multi-family 3
East	PAM Health Rehabilitation Hospital	Institutional Professional	Office, Professional and Institutional (OPI)
West	Pinebrook Medical	Institutional Professional	OPI



PLANNING ANALYSIS


Comprehensive Plan, Land Development Code,
Concurrency & Mobility



Strategy LU 1.2.4.b - Institutional- Professional:

1. Provides areas within the City for professional offices, educational, healthcare, religious or similar uses

Consistency with the Comprehensive Plan



CONCLUSIONS/
FINDINGS OF FACT
(COMPREHENSIVE PLAN):

- Analysis has been provided to determine consistency with the Institutional Professional Future Land Use designation, strategies found in the Pinebrook Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Standard	OPI Zoning Requirement	Provided
Setbacks: Front Side Rear	Front:20' Side: 10' Rear: 15'	Front: >290' Side: 86.4' Rear:>120'
Building Height (max)	43' 4" (25-43HE)	43' 4"
Parking (min/max)	216/325 spaces	268 spaces
Lot Coverage (max)	40%	8%

Compliance with the Land Development Code

Compatibility

► May be considered for additional mitigation standards (property subject to the JPA/ILSBA, 87-4.4.B):

1. Lowering density and intensity;
2. Increasing building setbacks;
3. Adjusting building step-backs (see Section 4.4.B. below);
4. Requiring tiered buildings;
5. Adjusting onsite improvements to mitigate lighting, noise, mechanical equipment, refuse and delivery and storage areas;
6. Adjusting road and driveway locations; and
7. Increasing buffer types and/or elements of the buffer type.



Site and Development Plan Decision Criteria

1. Compliance with all applicable elements of the Comprehensive Plan;
2. Compatibility consistent with Section 4 of this LDR;
3. General layout of the development including access points, and on-site mobility;
4. General layout of off-street parking and off-street loading facilities;
5. General layout of drainage on the property;
6. Adequacy of recreation and open spaces;
7. General site arrangement, amenities, convenience, and appearance; and
8. Other standards, including but not limited to, architectural requirements as may be required.



Design Alternative Decision Criteria

1. Whether the design alternative is consistent with the stated purpose and intent of this LDR and with the Comprehensive Plan;
2. Whether the design alternative will have a material negative impact on adjacent uses, and if so, whether the applicant proposes to mitigate the negative impact to be created by the proposed design alternative;
3. Whether the design alternative will permit superior design, efficiency, and performance;
4. If applicable, whether the design alternative is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites, public facilities, or similar; and
5. Whether the design alternative will result in a negative impact to the adopted level of service of public facilities.



CONCLUSIONS/
FINDINGS OF FACT (LAND
DEVELOPMENT CODE):

- The subject Site and Development has been processed according to the procedural requirements. In addition, the petition has been reviewed by the TRC and no issues regarding compliance with the Land Development Code were identified, with the exception of parking dimensions addressed by 25-71DA.
- The subject Design Alternative has been reviewed by the Technical Review Committee (TRC) and no issues regarding compliance with the Land Development Code were identified.

Concurrency and Mobility

Facility	Department	Estimated Impact	Status
Potable Water	Utilities	40.62 ERUs	Compliance confirmed by Utilities
Sanitary Sewer	Utilities	28.20 ERUs	Compliance confirmed by Utilities
Solid Waste	Public Works	N/A	Compliance confirmed by Public Works
Parks	Public Works	N/A	Compliance confirmed by Public Works
Drainage	Engineering	Will not exceed 25-year, 24-hour storm event	Compliance confirmed by Engineering

Facility	Department	Estimated Impact	Status
Transportation	Planning & Zoning	217 PM Peak Hour Trips	Compliance confirmed by City traffic consultant



CONCLUSION

- ▶ Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Petition No. 25-41SP and Design Alternative Petition No. 25-72DA.